

Senator Don L. Ipson proposes the following substitute bill:

FIRE CODE AMENDMENTS

2018 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Walt Brooks

Senate Sponsor: Don L. Ipson

LONG TITLE

General Description:

This bill amends provisions of the State Fire Code Act.

Highlighted Provisions:

This bill:

- ▶ replaces state fire code regulations regarding required access for fire fighting during construction or demolition of a structure;
- ▶ requires approved access for fire fighting to all construction or demolition sites;
- ▶ requires access within a set distance to fire department connections;
- ▶ permits required access by either temporary or permanent roads;
- ▶ provides requirements for temporary roads;
- ▶ permits certain reports;
- ▶ prohibits local jurisdictions from taking certain actions;
- ▶ requires maintenance of temporary roads;
- ▶ requires functionality of required access before certain events occur; and
- ▶ amends provisions related to when there may be a requirement for an automatic fire sprinkler system.

Money Appropriated in this Bill:

None



Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

15A-5-203, as last amended by Laws of Utah 2016, Chapters 174, 174, and 216

ENACTS:

15A-5-205.6, Utah Code Annotated 1953

*Be it enacted by the Legislature of the state of Utah:*Section 1. Section **15A-5-203** is amended to read:**15A-5-203. Amendments and additions to IFC related to fire safety, building, and site requirements.**

(1) For IFC, Chapter 5, Fire Service Features:

(a) In IFC, Chapter 5, a new Section 501.5, Access grade and fire flow, is added as follows: "An authority having jurisdiction over a structure built in accordance with the requirements of the International Residential Code as adopted in the State Construction Code, may require an automatic fire sprinkler system for the structure only by ordinance and only if any of the following conditions exist:

~~[(i) the structure:]~~~~[(A) is located in an urban-wildland interface area as provided in the Utah Wildland Urban Interface Code adopted as a construction code under the State Construction Code; and]~~~~[(B) does not meet the requirements described in Utah Code, Subsection~~~~65A-8-203(4)(a) and Utah Administrative Code, R652-122-200, Minimum Standards for Wildland Fire Ordinance;]~~~~[(ii)] (i) the structure is in an area where a public water distribution system with fire hydrants does not exist as required [in Utah Administrative Code, R309-550-5, Water Main Design] by rules made by the Drinking Water Board, under authority granted in Section **19-4-104**, regarding water main design;~~~~[(iii)] (ii) the only fire apparatus access road has a grade greater than 10% for more than 500 continual feet;~~~~[(iv)] (iii) the total floor area of all floor levels within the exterior walls of the dwelling~~

unit exceeds 10,000 square feet; or

~~[(v)]~~ (iv) the total floor area of all floor levels within the exterior walls of the dwelling unit is double the average of the total floor area of all floor levels of unsprinkled homes in the subdivision that are no larger than 10,000 square feet."

(b) In IFC, Chapter 5, Section 506.1, Where Required, is deleted and rewritten as follows: "Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official, after consultation with the building owner, may require a key box to be installed in an approved location. The key box shall contain keys to gain necessary access as required by the fire code official. For each fire jurisdiction that has at least one building with a required key box, the fire jurisdiction shall adopt an ordinance, resolution, or other operating rule or policy that creates a process to ensure that each key to each key box is properly accounted for and secure."

(c) In IFC, Chapter 5, a new Section 507.1.1, Isolated one- and two-family dwellings, is added as follows: "Fire flow may be reduced for an isolated one- and two-family dwelling when the authority having jurisdiction over the dwelling determines that the development of a full fire-flow requirement is impractical."

(d) In IFC, Chapter 5, a new Section 507.1.2, Pre-existing subdivision lots, is added as follows:

"507.1.2 Pre-existing subdivision lots.

The requirements for a pre-existing subdivision lot shall not exceed the requirements shall not exceed the fire flows described in Section 501.5."

(e) In IFC, Chapter 5, Section 510.1, Emergency Responder Radio Coverage in New Buildings, is amended by adding: "When required by the fire code official," at the beginning of the first paragraph.

(2) For IFC, Chapter 6, Building Services and Systems:

(a) Delete the section title "605.11.1.2 Solar photovoltaic systems for Group R-3." and replace with the section title "605.11.1.2 Solar photovoltaic systems for Group R-3 and buildings constructed in accordance with IRC."

(b) Section 605.11.1.2, Solar photovoltaic systems for Group R-3, Exception, is deleted and rewritten as follows: "Exception: Reduction in pathways and clear access width

shall be permitted where shown that a rational approach has been used and that the reductions are warranted, and approved by the fire code official."

(c) In IFC, Chapter 6, Section 605.11.1.3.1, Access, is deleted and rewritten as follows: "There shall be a minimum three foot wide (914 mm) clear perimeter around the edges of the roof."

(d) In IFC, Chapter 6, Section 605.11.1.3.2, Pathways, is deleted and rewritten as follows: "The solar installation shall be designed to provide designated pathways. The pathways shall meet the following requirements:

1. The pathway shall be over areas capable of supporting the live load of fire fighters accessing the roof.

2. The centerline axis pathways shall be provided in both axes of the roof. Centerline axis pathways shall run where the roof structure is capable of supporting the live load of fire fighters accessing the roof.

3. Smoke and heat vents required by Section 910.2.1 or 910.2.2 of this Code, shall be provided with a clear pathway width of not less than three feet (914 mm) to vents.

4. Access to roof area required by Section 504.3 or 1011.12 of this Code, shall be provided with a clear pathway width of not less than three feet (914 mm) around access opening and at least three feet (914 mm) clear pathway to parapet or roof edge."

(e) In IFC, Chapter 6, Section 605.11.1.3.3, Smoke Ventilation, is deleted and rewritten as follows: "The solar installation shall be designed to meet the following requirements:

1. Arrays shall be no greater than 150 feet (45.720 mm) by 150 feet (45.720 mm) in distance in either axis in order to create opportunities for fire department smoke ventilation operations.

2. Smoke ventilation options between array sections shall be one of the following:

2.1. A pathway six feet (1829 mm) or greater in width.

2.2. A three foot (914 mm) or greater in width pathway and bordering roof skylights or smoke and heat vents when required by Section 910.2.1 or Section 910.2.2 of this Code.

2.3. Smoke and heat vents designed for remote operation using devices that can be connected to the vent by mechanical, electrical, or any other suitable means, shall be protected as necessary to remain operable for the design period. Controls for remote operation shall be located in a control panel, clearly identified and located in an approved location."

(f) In IFC, Chapter 6, Section 607.7, Elevator Key Location, is deleted and rewritten as follows: "Firefighter service keys shall be kept in a "Supra-Stor-a-key" elevator key box or similar box with corresponding key system that is adjacent to the elevator for immediate use by the fire department. The key box shall contain one key for each elevator, one key for lobby control, and any other keys necessary for emergency service. The elevator key box shall be accessed using a 6049 numbered key."

(g) In IFC, Chapter 6, Section 609.1, General, is amended as follows: On line three, after the word "Code", add the words "and NFPA 96".

(3) For IFC, Chapter 7, Fire-Resistance-Rated Construction, IFC, Chapter 7, Section 703.2, is amended to add the following: "Exception: In Group E Occupancies, where the corridor serves an occupant load greater than 30 and the building does not have an automatic fire sprinkler system installed, the door closers may be of the friction hold-open type on classrooms' doors with a rating of 20 minutes or less only."

Section 2. Section **15A-5-205.6** is enacted to read:

15A-5-205.6. Amendments and additions to Chapter 33 of IFC.

(1) IFC, Chapter 33, Section 3310.1, Required access, is deleted and rewritten as follows:

"3310.1 Required access.

3310.1.1 Approved vehicle access. Approved vehicle access for fire fighting shall be provided as described in Chapter 5 of this code to all construction or demolition sites.

3310.1.2 Fire department connections. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections.

3310.1.3 Type of access. Vehicle access shall be provided by either temporary or permanent roads.

3310.1.3.1 Temporary road requirements. Temporary roads shall be constructed with a minimum of site specific required structural fill for permanent roads and road base, or other approved material complying with local standards.

3310.1.3.2 Reports. Compaction reports may be required. An engineer's review and certification of a temporary fire department access road is not required.

3310.1.3.3 Local Jurisdictions. If an improvement completion assurance has been posted in accordance with Section [10-9a-604.5](#), a local jurisdiction may not require permanent

150 roads, or asphalt or concrete on temporary roads, before final approval of the structure served
151 by the road.

152 3310.1.4 Maintenance. Temporary roads shall be maintained until permanent fire
153 apparatus access roads are available.

154 3310.1.5 Time line. Temporary or permanent fire department access roads shall be
155 functional before construction above the foundation begins and before an appreciable amount
156 of combustible construction materials are on site."

157 (2) IFC, Chapter 33, Section 3310.2, Key boxes, is deleted.